

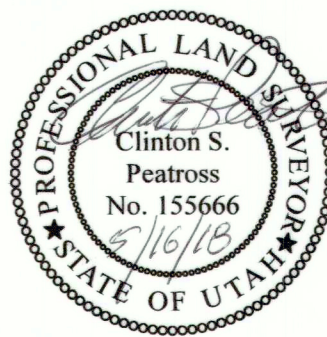


MOUNTAINS WEST

LAND • INVESTMENT • RANCHES

RECORD OF SURVEY
AND
MINOR SUBDIVISION
OF
**LAKE POINTE RANCHES
PHASE 4**
A
**MOUNTAINS WEST
RANCHES SUBDIVISION**

LOCATED IN THE NORTH HALF OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Lot Line Adjustment Plat.

PROPERTY DESCRIPTION

ACCORDING TO PARCEL 1 OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED 18 MAY 2017, AS FOUND BY ENTRY #505124 AT PAGES 1 THROUGH 9 TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 16: The West half of the Northwest quarter; and the West half of the East half of the Northwest quarter; and the West half of the East half of the East half of the Northwest quarter; and the Northeast quarter of the Northeast quarter of the Northwest quarter; and the Southeast quarter of the Southeast quarter of the Northwest quarter; and the Southwest quarter of the Southwest quarter of the Northwest quarter; and the North half of the North half of the North half of the Northeast quarter.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, subdivide and stake the lots, then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from the Elk Tracks @Golden Eagle subdivision plat on file in the Duchesne County Recorder's Office, and being North 0°14'44" East from the Southwest Corner to the Northwest Corner of Section 16, T3S, R5W, USB&M.
SURVEY FINDINGS: As shown on plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on this plat.

OWNER'S CERTIFICATE

Know all men by these presents: that TREN J. GRANT, the owner of the above described tract of land, has caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of Utah }
County of } s.s.

On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

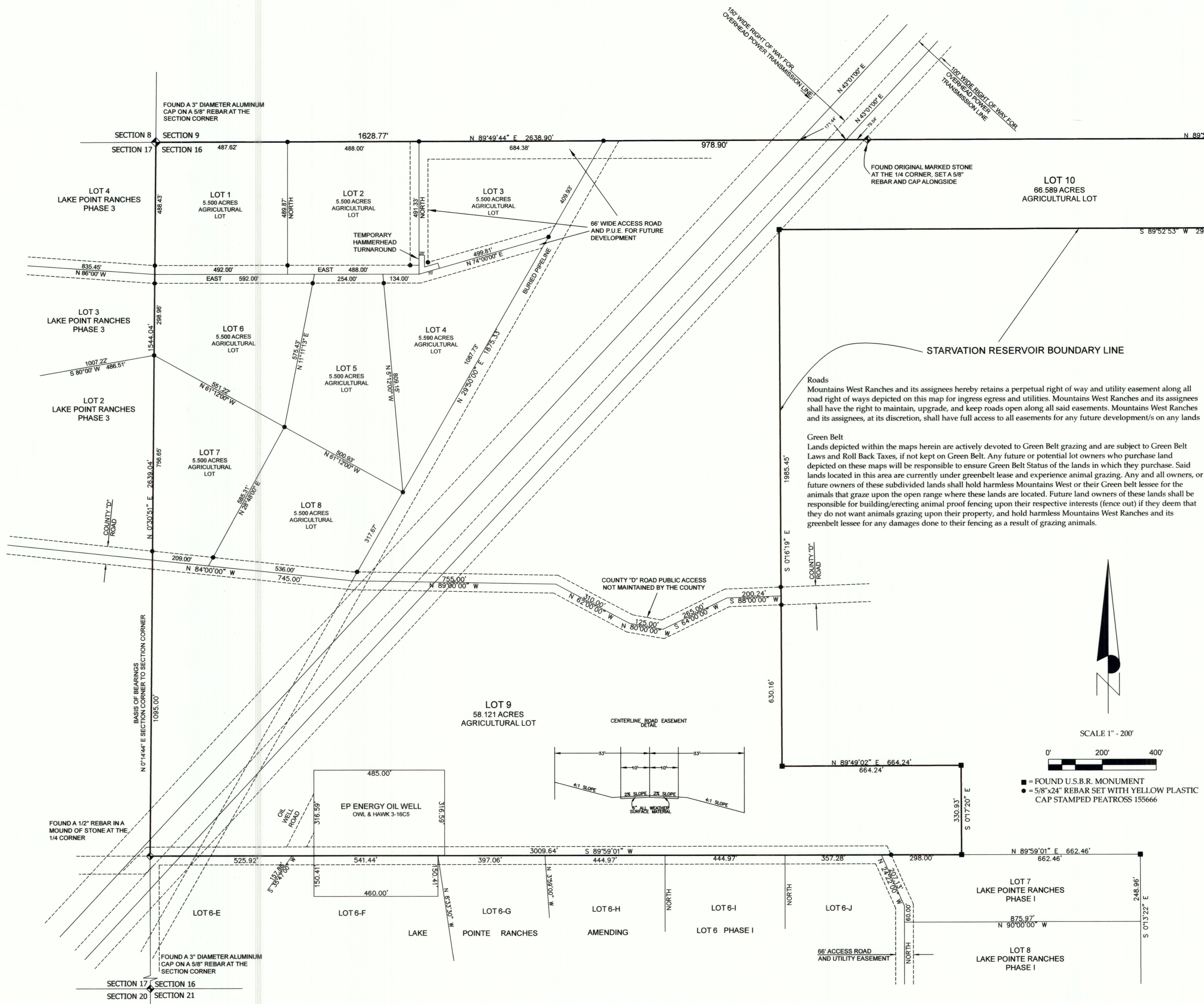
My commission expires: _____ Notary Public

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cpeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 5/15/2018
SHEET: 1 OF 1	JOB NAME: J.T. GRANT JOB# 3000

County Surveyor's File # 3772



I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESE COUNTY RECORDER

State of Utah }
County of Duchesne } s.s.
Entry Number _____ Page(s) _____
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-602-7001 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.